



## 27 Richmond Lane

Chellaston, Derby, DE73 6AE

Offers In The Region Of £265,000





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## The Property & Town

Modern high specifications and thoughtfully designed. The Rufford by Persimmon Homes comprises of front porch, hallway, guest cloakroom, lounge, modern up spec kitchen diner. Three-bedrooms, master with en suite facilities, family bathroom and integral garage.

Chellaston lies about 5 miles South of Derby city centre, bordering Shelton Lock to the North. Chellaston has a Co-Operative supermarket on the corner of High Street and Derby Road. The Post Office is located on Derby Road near Station Road, next to Chellaston Garage (a small car repair business) and a Cantonese takeaway – Ming's Court (which used to be a petrol station). A Tesco Express was housed on the site next to the garage until April 2011, when it moved to new premises in the former Red Lion public house.

## Hallway

The property sits back from the road and is accessed over the tarmac driveway to a covered porch and composite front door opening to inner hallway with central heating radiator. Rooms leading off. Sandstone paved pathway leading to side and rear aspects.

## Lounge

16'2" x 10'3" (4.93 x 3.13)

With uPVC framed double glazed window to front, central heating radiator, wall mounted electric fire.

## Breakfast Kitchen

18'10" x 7'8" (5.75 x 2.34)

Modern open plan breakfast kitchen with uPVC framed French doors opening to garden and

matching uPVC framed double-glazed window with fitted blinds. A high specification kitchen with a range of eye level and base units, Quartz work surfaces with inset four ring gas hob with stainless steel extractor hood and fan above. Electric fan oven. Integrated Fridge freezer, dish washer and washing machine. Cupboard housing Ideal logic gas central heating boiler.

## Guest Cloakroom

With fitted pedestal wash hand basin, WC, central heating radiator and extractor fan

## Landing

With access to the roof space, useful over stairs cupboard.

## Bedroom One

14'2" x 9'7" (4.34 x 2.94)

With twin uPVC framed double glazed windows with fitted blinds. Central heating radiator. Door leading off.

## En Suite

With uPVC framed double glazed opaque window with fitted blinds. Walk in shower cubicle with mains fed powered shower. Extractor fan. Pedestal wash hand basin. WC, chrome towel rail.

## Bedroom Two

8'8" x 11'3" (2.66 x 3.43)

With uPVC framed double glazed window and fitted blinds. Central heating radiator.

## Bedroom Three

7'10" x 9'10" (2.41 x 3.0)

With uPVC framed double glazed window and fitted blinds. Central heating radiator.

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## Bathroom

Contemporary suite comprising of panelled bath with Mira electric shower over, shower screen, pedestal wash hand. WC and chrome towel rail.

## Outside Front

The property sits back from the road and is accessed via a tarmac driveway offering ample off road parking, a small area of lawn which is attractively bordered by timber posts and plaited rope. Leading to the garage and front door. Sandstone pave pathway landing to side and rear gardens.

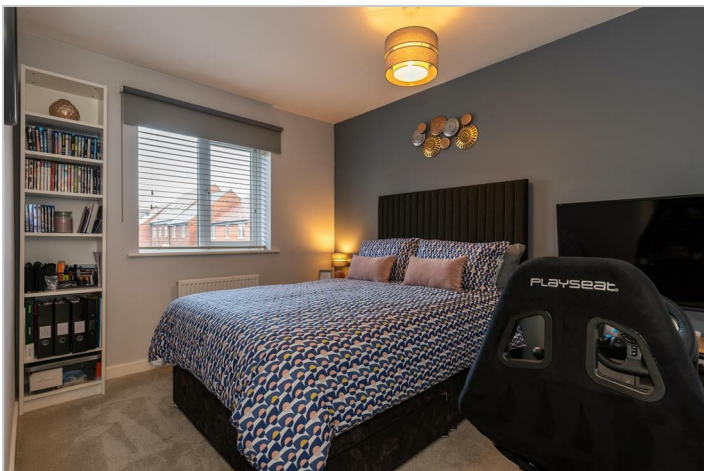
## Outside Rear

The property has a rear garden mainly laid to lawn, hard standing sandstone paved patio area and pathways, side gate all enclosed in panelled fencing.

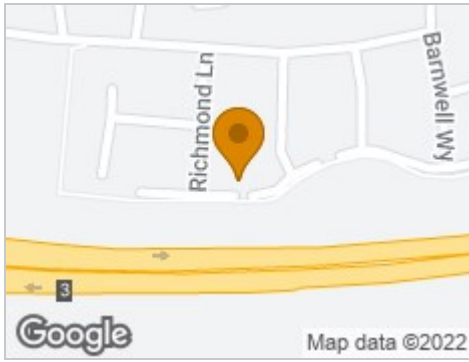
## Garage

15'3".x 7'10" (4.65m.x 2.39)

Integral garage with power and light, single manual up and over doors. Concrete base and breeze block construction.



## Road Map



## Hybrid Map



## Terrain Map



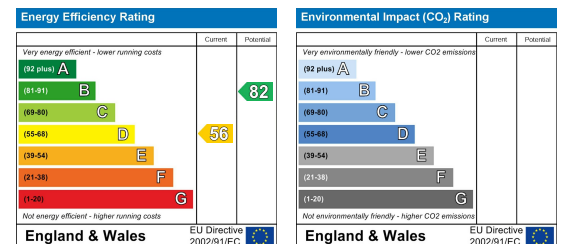
## Floor Plan



## Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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